



48 Upper Robinson Street, Llanelli, SA15 1TR

£155,000

 3  1  3  E





Davies Craddock Estates are pleased to present for sale this three bedroom end terraced property on Upper Robinson Street, Llanelli.

This well presented property offers three reception rooms, a well appointed kitchen and bathroom on the ground floor with three bedrooms on the first. Externally and enclosed courtyard garden with rear and side access with space for one car for off road parking with an electric car charging port.

Situated a stones throw away from the town centre and all associated amenities.

Early viewing is essential to see what this property has to offer. Briefly comprising of;

### **Entrance**

Door into

### **Hallway**

Stairs to first floor, laminate flooring, radiator.

### **Reception One**

13'3" x 10'5" approx. (4.06 x 3.20 approx.)

Window to fore, radiator.

### **Reception Two**

10'7" x 11'8" approx (3.23 x 3.56 approx)

Window to rear, radiator .







### Reception Three

11'6" x 6'6", 285'5" (3.52 x 2.87 )

Window to side, Radiator

### Kitchen

11'1" x 10'0" approx (3.40 x 3.07 approx)

Fitted with wall and base units with work top over, gas hob and electric oven with extractor hood over, space for fridge freezer, integrated dishwasher, sink & drainer with mixer tap, radiator storage cupboards for washing machine and tumble drier, window and door to side, laminate flooring.



### Bathroom

Fitted with W/C, hand wash basin, panelled bath with shower over, storage cupboards housing boiler, radiator, window to rear, laminate flooring partly tiled walls.

### First floor landing

Window to rear



### Bedroom one

10'7" x 9'6" approx (3.25 x 2.90 approx. )

Window to rear, radiator .

### Bedroom two

10'7" x 13'8" approx (3.25 x 4.17 approx)

Window to fore, radiator.

### Bedroom three

7'3" x 10'5" approx (2.21 x 3.20 approx. )

Window to fore, storage cupboards, radiator.



### Externally

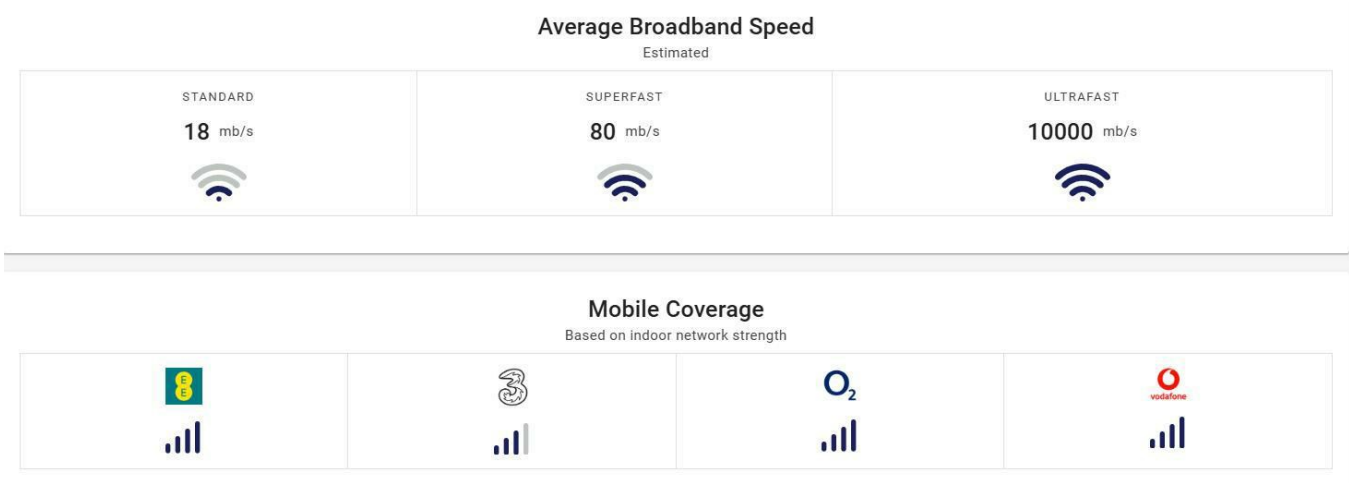
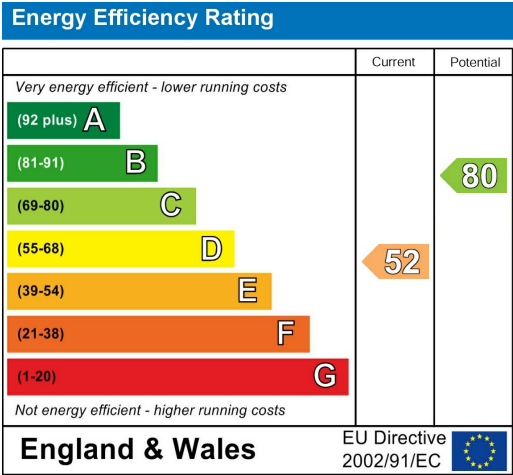
Enclosed rear garden, paved patio area, off road parking Electric car charging port.



To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- End - Terrace Property
- Three Bedroom
- Three Reception Rooms
- Enclosed Garden
- Off Road Parking
- Council Tax - A (April 2025)
- EPC - E Approx. 96m2
- Mains Gas, Electric, Water & Drainage
- Freehold
- Electric Car Charging Port



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes.

Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale.

A floorplan along with any boundary plan , if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions in any instance.

Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

